

**REAL ESTATE BOARD
MINUTES
JUNE 22, 2006**

PRESENT: Richard Kollmansberger, Lloyd Levin, Ryan Schroeder, Peter Sveum, Lisabeth Weirich, Maria Watts, Stephen Beers (nominated), Robert Dueholm (nominated)

EXCUSED: Dennis Pierce

STAFF PRESENT: Tim Wellnitz, Bureau Director; William Black, Legal Counsel; Nicole Goodman, Bureau Assistant; Other Staff were present during portions of the meeting

GUESTS: Rick Staff, consultant with WRA; Cori Lamont, WRA

CALL TO ORDER

Peter Sveum, Chair, called the meeting to order at 10:07 a.m. A quorum of six members was present.

ADOPTION OF AGENDA

Amendments to the Agenda:

- Closed Session: Remove item X 04 REB 158
- Open Session: Addition after Presentation of Proposed Stipulations add Presentation of the Petition for Summary Suspension in the matter of Thomas Marquardt 06 REB 064
- Closed Session: Addition after Deliberation of Proposed Stipulations add Deliberation of the Petition for Summary Suspension in the matter of Thomas Marquardt 06 REB 064.
- Closed Session: Addition after item O add Case Closing 03 REB 068.

MOTION: Lloyd Levin moved, seconded by Richard Kollmansberger, to adopt the agenda as amended. Motion carried unanimously.

APPROVAL OF MINUTES (April 27, 2006)

MOTION: Richard Kollmansberger moved, seconded by Lloyd Levin, to approve the minutes of April 27, 2006, as written. Motion carried unanimously.

**ADMINISTRATIVE REPORT
TIM WELLNITZ, BUREAU DIRECTOR**

Mr. Wellnitz informed the Board that William Black, Legal Counsel, is in another meeting but is available if needed.

Stephen Beers and Robert Dueholm introduced themselves and gave a brief history of their background.

Mr. Wellnitz thanked Richard Kollmansberger and Maria Watts for their time spent on the Board and presented them with a plaque from Governor Doyle. Richard Kollmansberger and Maria Watts both thanked everyone for the opportunity to serve on the Board.

Summary Reports on Pending Court Cases, Disciplinary Cases and Administrative Rules and Press Releases

Noted.

Update on Meeting between Board Members and Department Staff Related to DOE Issues

Peter Sveum gave an updated on the meeting between the Board members and Department staff. The Board and Department staff plan on having another meeting.

**PRESENTATION OF PROPOSED STIPULATIONS BY THE
DIVISION OF ENFORCEMENT**

No presentations were given on the following proposed Stipulations:

1. Dale M. Swan 03 REB 214
2. Andrea D. Johnson 04 REB 011
3. Brian A. Delaney, John T. Siewert Jr., John T. Siewert Sr., and JR-SR Inc. 04 REB 156
4. Robert L. Mays 04 REB 231

**PETITION FOR SUMMARY SUSPENSION IN THE MATTER OF
THOMAS E. MARQUARDT 06 REB 064**

Doe Attorney John Schweitzer presented a petition for summary suspension in the matter of Thomas Marquardt 06 REB 064. Mr. Marquardt did not appear.

BOARD REVIEW AND RECOMMENDATIONS ON REAL ESTATE BROCHURES

Licensee Brochure Regarding Regulatory Update 2005 Wis. Act 87

The Board reviewed and recommended that this brochure be used as written.

Consumer Brochure

The Board reviewed and recommended that this brochure be used as written.

Broker Disclosure to Customers

The Board reviewed and recommended that this Broker Disclosure to customers be made available for brokers to use. William Black informed the Board that he would like this added to the DRL website.

Broker Disclosure to Clients

The Board reviewed and recommended that this Broker Disclosure to clients be made available for brokers to use. William Black informed the Board that he would like this added to the DRL website.

CONVENE TO CLOSED SESSION

MOTION: Maria Watts moved, seconded by Ryan Schroeder, to allow Stephen Beers and Robert Dueholm to sit in on closed session. Motion carried unanimously.

MOTION: Richard Kollmansberger moved, seconded by Lloyd Levin, to convene to Closed Session to deliberate on cases involving hearings (s. 19.85 (1) (a), Stats.); to consider licensure or discipline (s. 19.85(1) (b), Stats. to consider individual histories or disciplinary data (s. 19.85(1) (f), Stats.); and to confer with legal counsel (s. 19.85(1) (g), Stats.). Roll Call Vote: Richard Kollmansberger-yes; Lloyd Levin-yes; Lisabeth Weirich-yes; Ryan Schroeder-yes; Peter Sveum-yes. Motion carried unanimously.

Open session recessed at 11:00 a.m.

RECONVENE TO OPEN SESSION

MOTION: Richard Kollmansberger moved, seconded by Lloyd Levin, to reconvene into Open Session at 11:51 a.m. Motion carried unanimously.

VOTE ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION

MONITORING REPORT

ROBIN BABB

MOTION: Lloyd Levin moved, seconded by Ryan Schroeder, to grant Robin Babb's request for reinstatement of full licensure. Motion carried unanimously.

RONALD BEATON

MOTION: Richard Kollmansberger moved, seconded by Maria Watts, to approve Ronald Beaton's request for approval of education. Motion carried unanimously.

SEDRICK MAYFIELD

MOTION: Richard Kollmansberger moved, seconded by Maria Watts, to revoke Sedrick Mayfield's license. Motion carried unanimously.

PETER LONG

MOTION: Lloyd Levin moved, seconded by Maria Watts, to revoke Peter Long's license. Motion carried unanimously.

CASE CLOSINGS

MOTION: Maria Watts moved, seconded by Lloyd Levin, to close the following cases as requested by the Division of Enforcement: Motion carried unanimously.

03 REB 268 for prosecutorial discretion (P3)
04 REB 265 for insufficient evidence
05 REB 061 for prosecutorial discretion (P3)
05 REB 149 for no violation

MOTION: Lloyd Levin moved, seconded by Maria Watts, to close the following cases **05 REB 029 involving DS and SI** for prosecutorial discretion (P1). Motion carried unanimously.

STIPULATIONS

MOTION: Lloyd Levin moved, seconded by Ryan Schroeder, to adopt the Stipulation, Findings of Fact, Conclusions of Law and Order in the matter concerning **Dale M. Swan 03 REB 214, Andrea D. Johnson 04 REB 011, Brian A. Delaney, John T. Siewert Jr., John T. Siewert Sr., and JR-SR Inc. 04 REB 156, and Robert L. Mays 04 REB 231.** Motion carried unanimously.

PETITION FOR SUMMARY SUSPENSION

MOTION: Lloyd Levin moved, seconded by Richard Kollmansberger, to order a Summary Suspension for **Thomas E. Marquardt 06 REB 064.** Motion carried unanimously.

ADMINISTRATIVE WARNINGS

MOTION: Lloyd Levin moved, seconded by Maria Watts, to adopt the Administrative Warning as written in the matter concerning **05 REB 029.** Motion carried unanimously.

MOTION: Ryan Schroeder moved, seconded by Richard Kollmansberger, to deny the Administrative Warning as written in the matter concerning **04 REB 231**

05 REB 126 (item V) and 05 REB 126 (item W). Motion carried unanimously.

ORDER FIXING COSTS

STACY M. HESPRICH

MOTION: Lisabeth Weirich moved, seconded by Maria Watts, to approve the order fixing costs for **Stacy M. Hesprich**. Motion carried unanimously.

ADJOURNMENT

MOTION: Richard Kollmansberger moved, seconded by Maria Watts, to adjourn the meeting at 12:01 p.m. Motion carried unanimously.

Next meeting: August 24, 2006